



ARCHICON, L.C.

Architecture & Interiors

**Bar Use Permit
1.403,D Requirements
Project Narrative**

1. The use shall not disrupt existing balance of daytime and nighttime uses.
Response: The existing balance of daytime/nighttime uses will not be disrupted, but rather, our use will simply meld into the current flow of activities.
2. The use shall not disrupt pedestrian-oriented daytime activities.
Response: The daytime activities with regards to pedestrian-oriented traffic will not be altered. The café / lounge will be open during the day primarily for existing salon customers, with no live entertainment. Live entertainment (if any) will occur only at night after 7-8 pm.
3. If the site is located within the downtown overlay district then:
 - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
Response: Daytime retail in the area will only be enhanced by the café / lounge by offering neighborhood shoppers a relaxing place to sit down, have a soda or a cocktail (if desired).
 - b. The required parking for the use shall be within 600 feet of the property and shall not be separated from the property by a major or minor arterial street.
Response: The site can accommodate approximately half of all required parking spaces. The remaining spaces will be obtained from the City of Scottsdale with an in-lieu agreement.
4. If the use is located within 500 feet of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
 - b. The use shall provide methods of buffering residential uses.
Response: This site is not within 500' of any residential use; therefore items 4-a and 4-b do not apply
5. An active management and security plan shall be created, approved, implemented, maintained and enforced for the business.

Response: Our Public Safety Plan has been submitted to the Police and Fire Departments for their review and approval. Once it has been approved, the management and security personnel on site will strictly enforce it.

6. The applicant shall provide, with the application for a conditional use permit, a written exterior refuse control plan which must be approved by the planning and development department staff as complying with the written guidelines of the department.

Response: This building is not being significantly altered to require any additional refuse containers, the existing refuse containers on site will be adequate to contain all refuse generated by the occupant. No new refuse containers are being installed, therefore a written exterior refuse control plan is not required.

7. The applicant shall demonstrate how noise and light generated by the use shall be mitigated.

Response: All doors and windows shall remain closed during business hours and no sound anticipated would escape the property lines. This building is not being significantly altered to require any additional lighting. All lighting requirements will be accomplished using existing lights; no new exterior lighting will be installed.

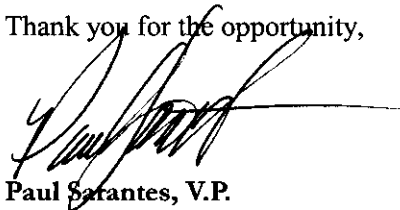
8. The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area

Response: The site can accommodate approximately half of all required parking spaces. The remaining spaces will be obtained from the City of Scottsdale with an in-lieu agreement. The traffic in the area will not be effected any more than any other business that would open in the building.

9. After hours establishments must maintain a valid after hours establishment license.

Response: This business will not be open for after hours and no license is being sought at this time.

Thank you for the opportunity,



Paul Sarantes, V.P.
Archicon, L.C.



647 F.2d 1011

- ## 18 PLANNING DEPT NOTES

1. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
2. ALL EXTERIOR MECHANICAL UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 10 FEET HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT.
3. ALL EQUIPMENT UTILITIES OR OTHER APPURTEANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

6 PROJECT INFORMATION

SCALE: NTB.



ZONING: D/RS-1 DOWNTOWN DISTRICT

AREA CALCULATION:	
FIRST FLOOR	
EXISTING SALON (NCA)	4193 SF
NEW LOUNGE CHAIR:	2760 SF
NEW LOUNGE ENTRANCE	
NEW LOUNGE VESTIBULE	315 SF
NEW PET PARLOR	138 SF
NEW OUTDOOR PATIO SEATING:	1021 SF
TOTAL BUILDING AREA:	9381 SF
SECOND FLOOR	
EXISTING OFFICE (NCA)	2354 SF
PROJECT AREA FOR TL	
LOUNGE CHAIR: SALON	
NEW LOUNGE ENTRANCE	
NEW PET PARLOR	
NEW OUTDOOR SEATING	2306 SF

PROJECT: ALTER EGO LOUNGE CAFE
NEW BAR / LOUNGE
TENANT IMPROVEMENT IN EXISTING SHELL BUILDING
1045 EAST 3RD AVE.
SCOTTSDALE, ARIZONA

ALTER EGO
EXTERIOR RENOVATION
7045 EAST 3RD AVE.
SCOTTSDALE, ARIZONA 85251

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